

## MODERN TRADE COUNTER/WAREHOUSE UNIT

## TO LET

**5,300 sq ft (494.4 sq.m.)**



### UNIT 14, NELSON WAY, TUSCAM TRADE PARK, CAMBERLEY, GU15 3DH

- Suitable For Trade Counter Use
- Trade Counter Location
- Prominent Position
- M3 Motorway - 2 minutes
- Rarely Available

Other occupiers on the Tuscam Trade Park include Toolstation, Howden Joinery, HSS Hire, PTS, Graham, Eurocell, Omnico Plastics, Topps Tiles and Euro Car Parts, plus a brand new Selco Builders Warehouse will open in 2016/17.

## LOCATION

Camberley is an expanding commercial centre forming part of the Blackwater Valley Area adjacent to the A30, M3 motorway (Junction 4) and A331 Blackwater Valley Relief Road, all of which provide excellent communication links to both the south coast and central London and nearby regional centres.

Nelson Way is on the popular and established Tuscam Trade Park, off Trafalgar Way which in turn is off Stanhope Road, off the A331 Blackwater Valley Relief Road, close to Tesco and Marks & Spencer at The Meadows roundabout.

## DESCRIPTION

Unit 14 provides a self-contained unit of 5,300 sq ft suitable for trade counter/industrial/warehouse uses which has a concrete floor throughout, an eaves height of 18 ft (5.5 m), separate toilets and 3-phase power. There is a separate first floor office area of approx. 500 sq ft and access is via a full height loading door together with a separate pedestrian entrance, at the front. Externally there is excellent access for deliveries/loading plus parking spaces for approx. 7 cars. Lastly, the unit currently incorporates a mezzanine floor which extends to approx. 1,300 sq ft (120.8 sq m).

The accessible and prominent position of Nelson Way, fronting the main A331 Blackwater Valley Relief Road, has attracted various major trade counter operators including Toolstation, Howden Joinery, HSS Hire, PTS, Graham, Eurocell, Omnico Plastics, Topps Tiles and Euro Car Parts plus a brand new Selco Builders Warehouse will be opening at the Tuscam Trade Park in 2016/17. Unit 14 is ideal for trade counter use but would also suit a range of industrial/warehousing occupiers.

<b>AREAS</b> Total Approximate Floor Area	<b>5,350sq ft</b>	<b>497 sq m</b>
Additional Mezzanine floor	1,300 sq ft	120.8 sq m

The above areas have been calculated on a gross internal basis and are taken from records held on file.

## LEASE

Unit 14 is available on a new full repairing and insuring lease for a term to be agreed.

## RENT

£11.50 per sq ft per annum exclusive.

## RATES

Surrey Heath Borough Council has verbally advised us that the Rateable Value for Unit 14 is £40,250, the rate in the £ is 0.493 pence, therefore the current rates payable, for the year April 2015-April 2016, will be in the region of £19,850.

## POSSESSION AND VIEWING

The unit will be available from 1st January 2016, subject to completion legal formalities. For an appointment to view please contact the joint sole agents:



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### Misrepresentation Clause:

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